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James F. Caplan
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To Whom It May Concern

Re: Maggie Sarubbi

Dear Sir or Madam:

It is with great pleasure and anticipation that I write this letter of recommendation for Maggie Sarubbi. I have known Maggie for several years and have enjoyed a professional relationship with her as both her client and providing legal services to her other clients.

I initially met Maggie when she represented my parents when they were looking for a house in south Florida. Being that my parents were retiring and moving to Florida – and would probably be buying their last home – they had very specific standards that they would not compromise. Maggie took all those factors into account and spent many hours limiting what properties to show my parents so as to not waste their time viewing properties that did not meet their requirements. As a result, I saw how Maggie was very “people” oriented and was looking out for their best interests. It was this attitude of pleasing the client (instead of closing the deal) that made me decide to use Maggie to find a house for me approximately a year later.

Needless to say, as a real estate attorney, I had my own high standards and issues about buying a house and consider myself a difficult client. Yet, Maggie put up with all my issues and all parties involved (lender, buyer, and seller) had an enjoyable closing.

Additionally, Maggie has been a good source of business for my real estate practice. I will strongly recommend her to any of my clients who are looking for a real estate agent who is aggressive and puts the client above closing the deal.

Very truly yours,



James F. Caplan, Esq.

LYNNE & CHRIS BLUEMER

372 Colony Key Circle
Atlanta, FL 33462

Ms. Maggie Sarubbi
319 Fairway Court
Atlanta, FL 33462

Dear Maggie,

You did it! You sold our home at 533 Muirfield Drive in a most professional manner, and we appreciate it. Thanks so much.

In retrospect, we made a mistake not entrusting you with the listing for our home from the beginning. We fell lulled into the trap of believing the local firm (the one with the name of the town and the office within city limits) had an inherent advantage over the competition. If they did, it didn't show.

So we lost six months, and then turned to you. It was like getting a makeover. Trim the trees, you suggested, take new pictures, raise the price. WAIT!!! After six months on the market, don't you usually cut the price to make the property attractive? "No," you said, showing us the data on recent sales and listings. "You need to be properly positioned to attract buyers."

And you were right. You brought in new agents for viewing, spread the word, and created the energy needed to make the property exciting again! Moreover, you kept your promises to be personally involved in showings and to provide timely feedback. You marketed harder, and with more flair, and with personality. Most of all, you went out and found buyers, then coordinated the always sensitive after contract work to get all parties to a smooth closing.

Maggie, in the end you sold our home for 97% of the original listing price. That's phenomenal!

Having purchased and sold homes in various parts of the country, we know these dealings are very personal. Still, we recognize that selling a home at the optimum market value requires professional assistance delivered on a personal level.

Maggie, in Atlanta, your home town, you delivered just that kind of professional service. Homeowners buying or selling in Atlanta could ask no more of their real estate agent than the service and results you provided us.

Again thanks.



Marv Carhart

RE: Maggie Sarubbi

Dear Ms. Carhart:

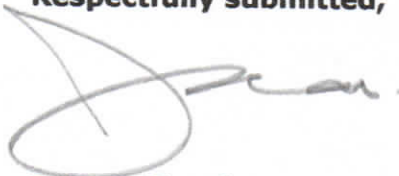
I have known Maggie Sarubbi for the past five years. She was the agent representing us on the purchase of our winter home in Manalapan, FL. She was professional and diligent in completing a purchase that I thought would not happen.

I have since worked with her on other real estate transactions. She knows the Luxury Real Estate business thoroughly.

Maggie is the type of person that the sophisticated clientele of the Breakers Hotel Palm Beach would expect to deal with. I attend many social and charitable events at the Breakers Hotel and know that Maggie will be an asset to you.

My basis for judgment is my business and social background. I employed over 700 employees in my bus company. Other interests include commercial properties and retail stores.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "John J. Murphy", with a large, stylized loop at the beginning.

**John J. Murphy
Manalapan, FL and Middletown, NJ**



The Learning Network
PO Box 3187 Lantana, FL 33465

To Whom It May Concern:

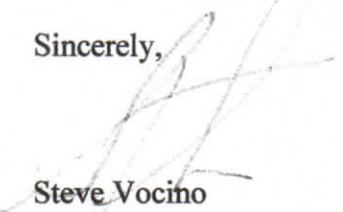
I had the pleasure of meeting Maggie Sarrubi while looking to buy inter-coastal property in Palm Beach County about 8 years ago. I did eventually buy the first property she showed me and soon after, listed my inter-coastal home in the El-Cid area with her. She proved to be extremely helpful in the preparation of the home resulting in a quick sale.

Because of our developing friendship and my confidence in her, I persuaded Ms. Sarrubi to take on my downtown WPB commercial property. Always honest, she hesitated because she had never sold on the commercial side. After some persuading on my part she took on the project and once again put together a smooth transaction in a relatively short period of time.

I've always known Ms. Sarrubi to be hard working with the best interest of all parties in mind, extremely well organized and very professional in her dealings. For these and many other reasons I am unequivocal in my recommendation of her for any position requiring an excellent work ethic.

If you should require anything further please feel free to contact me at 561 827-8701.

Sincerely,


Steve Vocino
President
WTLN-TV

[wtlnsteve@aol.com](mailto:wtlksteve@aol.com)
561 827-8701